

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
CONCERNING A PROCLAIMER OF MINOR MODIFICATION OF URBAN
RENEWAL PLAN AND REQUEST FOR ZONING REFERRAL FOR A
PORTION OF PARCEL C-2 AS SHOWN ON THE ATTACHED MAP
DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77 AND AUTHORIZATION TO PROCLAIM
THIS MINOR MODIFICATION

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 was adopted by the Boston Redevelopment Authority on April 24, 1964, and approved by the City Council of the City of Boston on June 8, 1964, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1101 of said plan entitled "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, the "Existing and Proposed Zoning Map" of said Urban Renewal Plan designates a zone change for the portion of Parcel C-2 shown on the attached map to L-2; and

WHEREAS, the Boston Redevelopment Authority has determined that said portion of Parcel C-2 on Fulton Street and Commercial Street shall be developed for housing rehabilitation and the construction of new elderly housing; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed development will necessitate a modification of the proposed zoning for said portion of Parcel C-2.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Existing and Proposed Zoning Map" of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby modified by changing the area indicated on the attached map from a proposed L-2 zone to a proposed H-5U zone.

2. That the Boston Redevelopment Authority hereby approves the proposed change to H-5U and hereby authorizes the Director to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 Circular as amended and to petition the Zoning Commission of the City of Boston to establish the H-5U zone as shown on the attached map.

3. That this modification is found to be a minor modification . which does not substantially or materially alter or change the urban renewal plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

PARCEL C-2

PROPOSED
ZONING CHANGE
To H-5U

ATLANTIC
100

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN AND REQUEST
FOR ZONING REFERRAL OF A PORTION OF PARCEL C-2 AREA
DOWNTOWN WATERFRONT PROJECT NO. MASS. R-77

Originally, under the Urban Renewal Plan, the zoning for Parcel C-2 was to be changed from an M-2 to an L-2 district. At the time, the proposed change was considered appropriate and consistent with our planning objectives to develop a major portion of the parcel for new moderate-income housing construction integrated with the rehabilitation of selected buildings for residential and local retail business uses. Our efforts to achieve this type of development in the past were unsuccessful.

More recently, however, the Authority has adopted a redevelopment program for the area consisting of the preservation and rehabilitation of many of the existing buildings for residential use and the development of sites for elderly housing. In light of these objectives, it is recommended that the proposed zoning for the areas shown on the attached map be changed to H-5U. The H-5U zoning will be more appropriate in terms of the Authority's present plans for residential development and will avoid the need for variances which would otherwise be necessary to satisfy height, parking and side yard requirements in connection with the proposed rehabilitation. The change is also consistent with the H-5U zoning previously approved by the Authority for the adjacent areas on Fulton and Commercial Streets.

Since the proposed H-5U zoning constitutes a change in the Urban Renewal Plan, it is recommended that the Authority modify the Plan as indicated. In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority. It is further recommended that the Director be authorized to petition the Zoning Commission to create the H-5U zone in the portion of Parcel C-2 shown on the attached map.

An appropriate Resolution is attached.

Attachment.

